



# THE VIEW FROM HERE

A CAMPAIGN FOR THE PIKES PEAK SUMMIT COMPLEX

2020 YEAR IN REVIEW | 2021 LOOK AHEAD





# 2020 YEAR IN REVIEW - PIKES PEAK SUMMIT COMPLEX



## ON THE RISE

### WATCH THE PROGRESS

Each year more than half a million people travel to the summit of Pikes Peak -- by car, train, bicycle or foot. The new Pikes Peak Summit Complex, under construction since 2018, will feature an immersive visitor experience designed to provide unobstructed views of the beauty, richness, and scenery of America's Mountain when it opens in spring 2021.

Despite the challenges of building a new 38,000 square-foot visitor center on top of a 14'er, and amidst a global pandemic, progress is taking shape on America's Mountain. Multimedia exhibits will tell the story and history of the mountain, welcoming visitors from around the globe and providing an elevated, unmatched experience for taking in the splendor of the **purple mountain majesty**.

The new Pikes Peak Summit Complex comprises four facilities in one:

- newly designed and constructed visitor center;
- mechanical space;
- communications facility for Colorado Springs Utilities; and
- U.S. Army-funded High Altitude Research Laboratory, expected to be ready for occupancy in early 2021.

*"Pikes Peak deserves its place among the great American monuments. And the new Summit Complex will allow everyone to see this place the way we do—as a testament to our country's natural beauty. It will provide access for all, environmental sustainability, and a renewed commitment to our region's future."*

Colorado Springs Mayor John Suthers





# 2020 YEAR IN REVIEW - PIKES PEAK SUMMIT COMPLEX

## CARING FOR THE SUMMIT'S ENVIRONMENT

### PICTURE A MORE SUSTAINABLE EXPERIENCE

In a commitment to responsibly oversee the natural resources of its mountaintop location, the design and build teams at RTA Architects/GWWO Architects and GE Johnson Construction Company are pursuing LEED Silver certification for the new summit complex. The facility also aims to be the first **Living Building Challenge** certified project constructed in Colorado. Meeting these demanding standards for green building means the summit complex will achieve Net Zero Energy, Net Zero Waste and Net Zero Water consumption.

It's no secret people are getting outdoors more to enjoy the natural environment. To proactively respond to increased summit visitation while also meeting environmental certification criteria, crews are using sustainable building materials and constructing elevated walkways around the exterior of the complex to allow for the recovery of the summit's tundra ecosystem. The center will also boast its own wastewater treatment plant, with processed waste to be transported to composting facilities in nearby communities.

The goals are lofty—especially when working at an elevation of 14,115 feet.

And that was before the additional challenges of COVID-19. Because construction was considered an essential activity, work hasn't been slowed by the coronavirus pandemic, in spite of the additional safety measures taken to help protect workers and visitors.



*"The new Pikes Peak Summit Complex will allow visitors from far and near, of all ages and backgrounds, to see this uniquely American treasure the way we do, the way it deserves to be seen—a defining symbol of American strength and permanence—for generations to come."*

Parks, Recreation and Cultural Services Director Karen Palus

## BY THE NUMBERS - AS OF DEC. 2020

- At 14,115 feet, the Pikes Peak Summit Complex is the highest construction project in the United States.
- At 38,000-square-feet, the new complex more than doubles the size of the existing Summit House.
- The large window glass was tested to withstand 230 mph winds.
- 1,500 pound doughnut-making machine; so large it has to be brought into the building before final framing.
- To save water, the site uses vacuum toilets and recycled water for flushing.
- "Varied thermal set-point strategy" will help maximize efficiency by heating and cooling areas of the building separately.
- Water is circulated throughout the building for heating and cooling. Cold water circulation = 10% energy reduction; Hot water circulation = 35% energy reduction
- 21,350 square feet of colored concrete plaza slabs
- 5,500 square feet of masonry
- 400 Permatrak planks and beams surround the exterior of the complex
- 4,175 square feet of window system
- 2,000 linear feet of interior framing
- 350 linear feet of structural metal roof gutter

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## CONSTRUCTING A SITE FOR ALL TO SEE CONSTRUCTION PROGRESS

Most of the outdoor work on the summit complex is close to completion. Construction progress has been especially evident for the north overlook where a fully accessible boardwalk has been laid and steel framing is in place overhanging the summit's edge, providing a spectacular visitor experience and glorious views. The east boardwalk is close to completion, and the accessible central boardwalk is complete.

Most of the exterior masonry and finishes are complete. Windows that have been put through rigorous high-wind testing have been installed. The windows were created to withstand hurricane-force wind speeds of 230 miles per hour. The summit complex now has permanent power and heat, while a wastewater treatment plant is also coming along. Internal framing and spray foam insulation are currently being placed, and all interior concrete is complete.

The 1960's era Pikes Peak Summit House is closed for demolition on Jan. 4, 2021. Therefore, there are no facilities available at the summit. The Pikes Peak Highway will remain open to the summit, weather permitting.



*"When I picture what this summit complex will mean, I think of the visitors who will come to Pikes Peak for their bucket list experience: those who come from as close as Colorado Springs or Denver, and those who drive or fly from around the country...or around the world. For some, this mountain will represent the fifty-eighth fourteener— that final Colorado peak. For others, this could be the first mountain they ever ascend— because our ADA-accessible changes make it possible."*

Visit Colorado Springs President & CEO Doug Price



*“The economic benefit of our renewed summit complex experience will uplift our region—drawing more visitors, generating increased spending, and further elevating the national reputation of our community.”*

Colorado Springs Chamber & EDC CEO Dirk Draper

### RTA/GWWO ARCHITECTS DESIGN ACCOMPLISHMENTS

Colorado Spring’s firm RTA Architects and GWWO Architects of Baltimore, a nationally recognized expert in designing national park visitor centers, partnered on the design of the new Pikes Peak Summit Complex. Both firms continue to be involved, and are dedicated to meeting the highest accessibility standards, achieving LEED Silver certification and earning “Living Building Challenge” (LBC) certification, a two-year process. Currently, no other federal buildings are LBC-certified.

*“It’s one of the most challenging projects we have ever had the privilege to work on. The design and operation of the new summit complex will give visitors an appreciation of the physical and climatic extremes of the Colorado high country while witnessing the majestic views, experiencing the natural environment, and delving into a fascinating part of our nation’s history. It’s an honor to play a role in heightening the visitor experience.”*

—GWWO Architects President Alan Reed

*“Leading the design team for this once in a lifetime project has been a huge honor for me and RTA. Almost six years into the process, we can see the results of so many people’s hard work coming to fruition. Together, with our government and construction partners, we have met incredible challenges and created an iconic experience, anchored by a beautiful and sustainable building and accessible to all, at the top of America’s Mountain. Colorado Springs should be proud.”*

— RTA Architects Principal Stuart Coppedge

Throughout 2020 and leading up to project completion, RTA Architects observes and monitors construction progress

- Exterior building coordination (backfilling around the building, observation deck railings, and the long-anticipated glazed curtain wall enclosing the main lobby).
- Interior building coordination (working with the interpretive exhibit design firm Gallagher & Associates (Washington DC) and design and fabrication company Pacific Studios (Seattle) on the exhibit elements and Aramark (the Pikes Peak concessionaire which is fitting out the retail and dining space).
- Electrical and mechanical systems (including the innovative on-site wastewater treatment system, only the second of its kind in Colorado).
- Site coordination of Pikes Peak granite pavers at the dramatic north overlook and at the new summit marker officially denoting the 14,115 foot elevation. Carved in the pavers are names the peak has been called by inhabitants throughout its history.
- Close coordination with the Broadmoor Pikes Peak Cog Railway project team on the new track alignment and platform construction.
- Review and approval of materials to ensure Living Building Challenge certification requirements are met.
- Presentations to Pikes Peak region community groups, bringing the project and construction challenges to life off the mountain.

If your group is interested in a virtual presentation about the new Pikes Peak Summit Complex, email us at [SummitComplexInfo@ColoradoSprings.gov](mailto:SummitComplexInfo@ColoradoSprings.gov)





## 2020 MAJOR MILESTONES

### CONTRACTOR GE JOHNSON MAJOR MILESTONES

Exterior construction finishes were a major focus during 2020 to ensure the building was watertight for interior work to continue during the winter months. GE Johnson and trade partners worked to finalize the northwest and south parking lots, north overlook and east boardwalk system, summit elevation marker and etched granite pavers, and building mechanical systems.

### CONSTRUCTION WORK COMPLETED DURING 2020

- Permanent power
- Interior framing and doors, drywall, and windows installed
- North and east boardwalk system and lobby roof deck
- Mechanical equipment in lower-level mechanical room, generator and fuel tank installed
- Donut machine positioned in place
- Some kitchen equipment installed (freezer, refrigerator, etc.)
- Exterior stone masonry
- Summit elevation marker installed
- Shutter track system and flooring work began
- Permanent antenna communication locations installed
- Paving at the High-Altitude Research Laboratory and visitor center employee parking area

### ADDITIONAL MILESTONES

- U.S. Army High-Altitude Research Laboratory anticipated to be complete in early 2021.
- Broadmoor Pikes Peak Cog Railway anticipated to reopen spring 2021. Most of the new rail has been placed.
- Pikes Peak - America's Mountain ran a complimentary shuttle service through October 2020 transporting visitors to the summit as a result of the Cog Railway's temporary closure. The shuttle service successfully eliminated traffic congestion on the Pikes Peak Highway and at the summit.

Pikes Peak Marathon, Pikes Peak International Hill Climb and other mountain events were held despite construction at the summit and proved to be successful with additional staff planning.





# ACCOMPLISHMENTS



## LEAVE YOUR LASTING LEGACY ON THE SUMMIT BE PART OF PIKES PEAK FOREVER

The new Summit Visitor Center is scheduled to open in spring 2021. Generous donors have already contributed more than \$12.3 million, bringing us to 80% of our \$15 million fundraising goal. Several opportunities remain to leave your own lasting legacy through sponsorships at the new Pikes Peak Summit Complex. For more information, email: [Campaign.dl@coloradosprings.gov](mailto:Campaign.dl@coloradosprings.gov)

*"Pikes Peak has been the backdrop of my whole life. That's why it's my mountain."*

PK Knickerbocker - Pikes Peak Ambassador and Executive Director, Pikes Peak Region Attractions



## FUNDRAISING ACCOMPLISHMENTS

- 300+ generous individual, foundation, and corporate donors have already contributed to build the Pikes Peak Summit Complex
- Numerous individuals designated the Pikes Peak Summit Complex as their donation recipient during Giving Tuesday, an annual global day of charitable giving the Tuesday following Thanksgiving.
- In 2020, King Soopers selected the Pikes Peak Summit Complex to participate in its Community Awards Program providing citizens the opportunity to support the project with every purchase they make at the store.
- At [www.givetopikespeak.org](http://www.givetopikespeak.org) supporters can set up their own fundraisers, spread the word, or make an easy donation.
- The Pikes Peak - America's Mountain team developed an array of special opportunities to recognize donors for their campaign gifts at the new Pikes Peak Summit Complex. Contact [Campaign.dl@coloradosprings.gov](mailto:Campaign.dl@coloradosprings.gov) to learn more.



*"Pikes Peak is my mountain because I'm afforded the stewardship responsibility through the U.S. Forest Service to be a primary representative, to facilitate achieving our natural resource management and cultural goals of the landscape, and to better serve the people."*

U.S. Forest Service Jeff Hovermale



# 2021 LOOK AHEAD

## LOOKING AHEAD TO 2021

With considerable construction progress made during 2020, the project team anticipates completing the new Pikes Peak Summit Complex by spring 2021. Key upcoming milestones include:

- Placement of east overlook plaque commemorating Katharine Lee Bates' writing of *America the Beautiful* poem
- Completion of south service road, guest parking lot, stairs to Cog Railway platform, boardwalk railing, Plaza-level boulders and landscaping, and fully operational lightning protection and building automated systems
- Completion of site orientation areas of interest exhibits
- 1960's era Summit House visitor center demolition
- **Building target completion date – spring 2021**

## BRINGING THE NEW PIKES PEAK SUMMIT COMPLEX TO LIFE

We proudly recognize the Partners who are working together to make this iconic new experience at the summit of Pikes Peak possible:

- Pikes Peak – America's Mountain
- City of Colorado Springs
- U.S. Forest Service
- The Broadmoor Pikes Peak Cog Railway
- U.S. Army Research Institute of Environmental Medicine
- Colorado Springs Utilities

**These Partners and the Steering Committee thank the hundreds of community supporters who continue to show their enthusiasm for the project and look forward with excitement to a spring 2021 opening.**



## CONTACT INFORMATION

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